

Thatch Condition Checklist

Thatched Roof Element

Notes

Main thatch	
Are the fixings visible?	
If so, are they visible consistently across the roof or just in localised areas?	
What type of fixings are used?	
Is there any slippage of thatch?	
Are there any loose stems of thatch visible on the surface?	
What is the nature and extent of any vegetation growth?	
Are there any consistently dark or wet-looking areas?	
Are there any localised hollows or depressed areas?	
Is the wire netting sound and of a suitable type?	
Does the thatch look decayed and to have lost its viability?	
Are there areas of disruption or loss?	

Ridge	
<i>Ridge quality is determined by being of adequate pitch (in most instances in pitch with the main thatch). The ridge should be tightly fixed with all spars fitted uphill or at least horizontal.</i>	
Is the ridge depressed?	
Is the basecoat visible?	
Has the ridge material eroded or slipped?	
What is the condition of the ridge fixings?	
Are there any fixings protruding more than 2 inches?	

Gable verges or barges

Areas that could be subject to wind damage, such as overhanging gable verges or barges should be checked. [insert image].

Does the verge form a straight line when viewed from below?

Are there areas of the verge that appear to be eroded?

Is there loose or slipped thatch material at the verge?

Abutments

Areas where there may be an inherent weakness, such as where thatch butts up to walls and chimneys, should be checked to ensure that gullies are not beginning to form [insert image].

Is the thatch depressed adjacent to gable abutments?

Are the flashings and flaunchings in good condition?

Gutters and Valleys

Check that gutters are functioning correctly. [insert image].

Are gutters and valleys free from debris and functioning properly?

Are any rainwater goods and leadwork in good condition and firmly fixed?

Roof space & structure

Check the condition of the timbers in the roof. And the underside of the thatch in the roof space.

Is the supporting timber structure sound?

Are there any signs of damage, deterioration, evidence of damp or insect damage?

Is there any water penetration?

Surrounding area and buildings

Check that surrounding features are not impacting on the thatch.

Are any nearby buildings causing rainwater to run onto the thatch?	
Do any branches from nearby trees overhang the roof?	

If the inspection and condition survey identifies any areas of concern, maintenance or repair may be necessary